

RESOLUTION NO. A-_____

1 WHEREAS, Ridge Development Company has submitted the preliminary plat
2 of **KING RIDGE 2ND ADDITION** for acceptance and approval; and

3 WHEREAS, the Lincoln City - Lancaster County Planning Commission has
4 reviewed said preliminary plat and made recommendations as contained in the letter dated
5 December 19, 2001, which is attached hereto as Exhibit "A".

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the preliminary plat of **KING RIDGE 2ND ADDITION**, located at 27th
9 and Folkways Blvd. as submitted by Ridge Development Company, is hereby accepted and
10 approved, subject to the terms and conditions set forth in Exhibit "A", which is attached
11 hereto and made a part of this resolution as though fully set forth verbatim.

12 BE IT FURTHER RESOLVED that the Council finds that the tract to be
13 subdivided is surrounded by such development or unusual conditions that strict application
14 of the subdivision requirements would result in actual difficulties or substantial hardship
15 and the following modifications to the subdivision requirements are therefore approved:

16 1. The requirement of § 26.23.130 of the Lincoln Municipal Code that
17 block length shall not exceed 1,320 feet between cross streets is waived in Block 1 and 2.

18 2. The requirement of § 26.27.020 of the Lincoln Municipal Code that
19 sidewalks be installed along both sides of all streets is waived to allow sidewalks on one
20 side of the private roadways.

21 3. The requirements of Chapter 2.25 (Private Roadway Design
22 Standards) of the City of Lincoln Design Standards are modified to allow horizontal curves

1 with no minimum radius, a reduction in tangent length between horizontal curves and a
2 cross slope pavement section in lieu of a crowned cross section.

3 4. The requirement of Section 27.11.080(a) of the Lincoln Municipal
4 Code that the required front yard be 30 feet is reduced along the south side of Folkways
5 Blvd. and along the portion of N. 27th Street south of Folkways Blvd. adjacent to the lots
6 that are already platted to accommodate the right-of-way to be dedication.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor